

Boulevard Planning Group  
Minutes/Summary, June 2, 2011  
Boulevard Fire and Rescue Inc. Training Room, 39919 Highway 94/Ribbonwood

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1. **Call to Order:** 7:13 PM
2. **Determination of Quorum/Roll Call:** Members Present: Tammy Daubach, Jeffrey McKernan, Chris Noland(late), Patricia Stuart, Audra Hall, Donna Tisdale(Chair) and seat #1 is open.
3. **Approval of Minutes:** Motion/Second: McKernan/Stuart-Minutes approved with change- page #5 change 3011 to 2011, (5-0)(Noland not yet present for vote)
4. **Correspondence:**
  - A. **May 19<sup>th</sup> Alpine Sun article:** General Plan expected to be approved on August 3<sup>rd</sup>-appeals may be heard 30 days later.
  - B. **Department of Planning and Land Use dated May 16<sup>th</sup>** – The letter to Jennifer Purczynski addressing her allegations of threats and concern for her personal safety at Planning Group meetings , stated that no law enforcement escort is necessary and Chair Tisdale agreed to make an announcement to the general assembly explaining that any such behavior is not acceptable and offenders will be asked to leave the meeting. Purczynski was instructed to call the sheriff, 911, or DPLU if she feels threatened. The Chair stated that she had already made several announcements despite the fact that everyone agreed that there was no evidence in the meeting tapes, or from those who attended the same meetings, supporting Purczynski's false allegations. The Chair also stated that there had been no response from Enel's CEO or Chief Counsel on our request to remove Purczynski and Chris Wahl from the Jewel Valley Project due to their lack of respect shown to our Board and community, and our lack of trust in their honesty.
  - C. **New Equine Ordinance** – There will be a tiered system to the code enforcement. You must be permitted if you board a horse, but not if you own the horses.
  - D. **Codes enforcement Call in Regards to Taco's Mexico concerns raised at Revitalization meeting in Campo** – The building is open, teenagers are in the building, The building is now secured. The property is now owned by Boulevard Springs LP. The County can't do anything else. Local citizens can file a civil suit if they want.
5. **New Business:**
  - A. **Vote to Fill Now Vacant Seat #1:** An application from Bob Maupin was received on May 3<sup>rd</sup> and an application for Rett Lawrence on May 30<sup>th</sup>. Bob withdrew his application to let Rett run for the Board. Rett stated his reasons for applying and responded to questions. ***M/S: Stuart/Hall: 5-0-0 (Noland not yet present) : Appoint Rett Lawrence to fill seat #1 .***
  - B. **SDG&E Updates and Announcement of 5 new Soitec/Concentrix Industrial-Scale Solar Projects:** Jim Whalen was present for the Hamann Companies/Rough Acres Ranch/Soitec. He responded to our 60 questions from the last meeting in writing. Mike Armstrong also attended to answer technical questions.
    - **There is no intention of 5 new substations or transmission lines for these projects.** They are looking at co-location options and fatal flaws at all sites.
    - **Major Use Permits (MUP's)will be submitted in the serial fashion starting with the one south of the 8 first (2 locations-east and west of McCain Valley Rd), 1 north of 8, 1 east side (20 acres) and then the ones on Rough Acres Ranch after that. They will have updates at every meeting and will be able to answer any questions.**
    - **They will need 6-7 acres per megawatt. 150MW will require about 1,000 acres (Mark Ostrander raised concerns with dense archeological resources all across the McCain Conservation Campo and into Rough Acres Ranch)**

- **2 mile 138 kV or 69 kV Gen-tie line to Boulevard Substation . Will tie in with Iberdrola's Tule Wind line.** Line Loss calculation is very small.
- **Rett said you can see Rough Acres and will see solar projects from Tierra Del Sol Road.**
- **Mike Armstrong said their Power Purchase Agreement (PPA) with SDG&E is a contract.**
- **Their tracking Soitec /Concentrix CPV modules are AC with 29-30% efficiency and triple junction semi-conductor.** Visit [www. soitec.com](http://www.soitec.com) for photos and information.
- **4% Degradation for high temperatures: 25 C / 80 F. Drops off after that.**
- **Trackers use electrical drive motors; point at sun perpendicular; celestial navigation system**
- **CPV Modules are 18'x21' or 22'x28' and spaced on 75ft grid.**
- **6kW tracker modules are installed at UCSD (1) and at Questa NM (173).**
- **Trackers come in 3 sizes: 6 kw (173 per MW) ; 11 kw (90 per MW); 22 kw (48 per MW)**
- **They are looking at 22kW for this project which would be 48 units approximately.**
- **The glare issue?** The trackers point at the sun they are a concentrated technology the size of an eraser head. If there is glare it will go directly back at the sun. The unit is clear there is no black background to reflect the sun passes right through them. Photo on website was taken when under construction.
- **Tracker pedestals, about the width of a telephone pole, are placed on 75' grid; pedestals are sealed in the ground with concrete; no concrete pad; made of glass and stainless steel; easy to recycle**
- **No grading; installed over natural vegetation; cattle can graze; less impact; easier to get approved.**
- **They will be doing a fire plan and would like to keep it to natural grasses with the use of goats.**
- **Fire department will have access to their emergency kill switch.** Modules will stow and face straight up. They are not flammable.
- **They can handle up to 120 miles per hour, but at 35 miles per hour they go into a stow position.** (our concern is that we get 34 miles per hour winds regularly-that's a breeze for us)
- **All projects are planned for private land.**
- **Is this subsidized by tax payer money? What is the return to your company?** There is only one subsidy that is applied to all renewable energy and that is the investment tax credit (ITC). What about the "on-hold" DOE loans for two Tenaska Solar projects, that Soitec was relying on for their new factory?
- **A decision will be made on the factory in the next 2 weeks. It can be paid off of Soitec's Balance Sheets. Soitec is based in France.**
- **Will bring a list of subsidies and tax benefits. You can write your congressman if you do not like the tax credits.** Concerns raised that all money will go to the general fund and not our community.
- **We will have our own private security not local law enforcement. We do not know what the theft factor is but they cannot be taken off easily.** You would have to have a forklift. Yes, we will have fencing and a security system with no lighting.
- **Do they vibrate or make noise in high wind? Yes, they will probably whistle in the wind.**
- **If these systems shut off at 34 miles per hour and this happens a lot out here how will you get paid?**
- **Are you doing any kind of study over a period of time to track the wind to see if this project is even feasible?** The software and the trackers in the system are programmable and right now the default stall speed is 34 miles per hour. If we find that 44 is a better speed then we can adjust the speed. We just want to avoid any flying trackers or accidents.
- **Will the people working at this facility and your factory be local?** As far as I know the majority of our employees will be local. We do not know if it will be union workers on this project or not yet we are not at that point yet. We hire another construction company to do the work and we can certainly dictate how we would like it done and they can then tell us what the ramifications will be. There have been

many different discussions on union to non-union and the union workers tend to be more qualified, know the job (electricians) and get it right the first time.

- **If SDG&E no longer wants a contract with Soitec who cleans up the project?** The county requires you to have an escrow fund where you put money away over the lifespan of the project so that there are funds to retire the project. There is also a salvage value (glass & steel) would actually pay for its decommissioning. They are very recyclable.
  - **How long is the contract for?** I am not allowed to say (Donna answered that it is 25-30 years)
  - **What would the life of the project be?** The PPA's run for 20, 25 years with extensions beyond that in 5 year increments. I would guess that the panels would be 30-35 years.
  - **How much impact can they withstand being glass?** They have gone through a series of testing, but they have no standard for testing. They are tested for large hail the size of a dime or a nickel. We meet foreign standards which exceed US standards and will meet FDA as well.
  - **Will Soitec retain management after they are built?** There are two possibilities and we do not know which it will be (1) We sell and someone else owns and operates it. (2) We sell to somebody and we still manage it.
  - **Mike promised to find and supply the requested CALISO Queue information for group.**
  - **Are all of the SDG&E Power Purchase Agreements for projects here in Boulevard?** No, some are in Borrego.
  - **They do not have any projects in Jewel Valley.**
  - **Do the solar panels affect birds in any way?** They do have an owl problem. Owls like to roost on them because they only move ¼ inch and at night stationary.
  - **UL Standards are in process; Standards meet IEEE and European Standards**
  - **No independent Lab certification**
  - **No MUP submitted yet.**
  - **Jim offered tour at UCSD. Chair suggested going to operational NM site to hear and see it in operation.**
  - **Jim Whalen's # (619) 683-5544 if there are any additional questions and we are here every month.**
- C. **Riuz Wireless Cell Tower Revised Plot Plan (Formerly Chapman Ranch): 41749 Old Highway 80, East of McCain Valley Road: Case# P-10-012; 3300-10-012:**
- A discussion was held on the new plot plan; the 2005 International Association of Fire Fighters Position on Health Effects from exposure to Radio Frequency/Microwave (RF/MW) Radiation; new information on adverse health effects and certain cancers/clusters linked to exposure to EMF/RF/MWR in a new book, Dirty Electricity by Samuel Milham MD MPH; cumulative impacts from new projects in the immediate area; 500kV and multiple new 138 kV transmission lines; SDGE- Soitec Solar projects across Old 80; 30 project antennas within 50 feet of western property line and only 80 feet between the cell facility and existing residence with what appears to be metal siding.
- M/S Stuart/ McKernan (6-0-0): Oppose project based on new information on EMF and Radio Frequency Radiation, cumulative impacts from multiple projects, proximity of residence, and 2005 Resolution of the International Association of Fire Fighters; Division of Occupational Health, Safety, and Medicine, Position on the Health Effects from Radio Frequency/Microwave (RF/MW) Radiation in Fire Department Facilities from Base Stations for Antennas and Towers for the Conduction of Cell Phone Transmissions.***
- D. **Notice of Intent for Environmental Impact Scoping for New 25 Year Lease/Sublease for 160-250 MW (80-125 Turbines) Campo/Shu'luuk Wind Project on 4,660 Acres Of Tribal Land. June 21-22 Public Hearings; Written Comments Due By July 5<sup>th</sup>:**

- Along with the usual wind project issues, questions were raised about SDGE's requests for a new 100 foot easement on private land, their recent grading of power line access road that leads to Boulevard Substation, and if they needed any permits.
- It is believed that much larger poles and higher capacity lines will be installed there to serve the new Shu'luuk Wind project. Questions need to be asked of PUC about public involvement.

***M/S – Hall/Stuart: 6-0-0 : Approve Donna to raise concerns at the public hearings and to write submit a scoping comment letter based on all previous concerns for similar projects.***

E. **Revitalization:** Meeting Tuesday night at 6pm at the Jacumba Library

**6. Updates and Potential Action Items:**

- A. **New Boulevard Border Patrol Station** -Corey Anderson from the Border patrol was present but had to leave prior to his agenda item coming up. He is trying to organize a community watch program in Jacumba. He will be speaking at the revitalization meeting on Tuesday night.
- B. **June 3<sup>rd</sup> 9 AM Planning Commission Appeal for Enel Jewel Valley Wind Testing MET Facilities: AD 10-051-53:** The county staff is recommending that appeals be denied. Donna is going and hopes more people will attend as well.
- C. **Sunrise Powerlink:** No new information. The May 6<sup>th</sup> court hearing was cancelled at the last minute and no new hearing date has been set. A new judge(#4) has been assigned to the case.
- D. **Iberdrola's Tule Wind:** The final EIR/EIS for Tule Wind is expected to be released in July. See public comments on the PUC/BLM Draft EIR/EIS posted online at [http://www.cpuc.ca.gov/environment/info/dudek/ECOSUB/ECOSUB\\_Comments.htm](http://www.cpuc.ca.gov/environment/info/dudek/ECOSUB/ECOSUB_Comments.htm)
- E. **Sempra's Energia Sierra Juarez Wind & Cross Border Gen-Tie Line:** SDG&E's PPA for phase 1's 156 MW has been protested by the PUC's Division of Rate Payer Advocates and Backcountry Against Dumps. Approvals are needed from DOE, BLM, PUC, ACOE, County of San Diego, and various Mexican agencies.
- F. **SDG&E's ECO Substation:** SDG&E is making initial offers to property owners impacted by Right of Way easements, in advance of potential eminent domain condemnation. No project approvals have been granted.
- G. **Rough Acres Ranch (RAR)-3 Pending Major Use Permit Applications:** (58 questions that were from the planning group last month, answered in writing and handed out along with the permit for the water facility)  
**Cumulative Impacts - They have made a list of what they believe are the larger issues and how to mitigate the impacts to the community-visual, land use, property values and fire)**
  - **Sunrise Powerlink-** They are not here because of Sunrise, and they could be here without them.
  - **RAR apartments and piece-mealing of the MUP's** – the county will not allow you to overlap. They all have to be their own land, separate and distinct from each other so they can be tracked. They will bring a composite drawing to the next meeting showing us how they all fit together.
  - **The wood to steel pole swaps** – I did check with them and it is covered under existing permitting and we don't have anything to do with it.**Fire Concerns**
  - **We have to do a Fire Protection Plan** and coordinating with the county fire department, CDF and local fire depts. We don't believe we will have to deal with BLM.
  - **Evacuation center** – We will not do the center since the community does not one in the location we proposed. We are considering the cumulative impact mitigation for the other site the community wants for the evacuation center. All other questions concerning the old plan for evacuation center are moot.
  - **New access road from Ribbonwood Road, across the property,** linking all small roads will not be built to public roads standards so there will not be a bridge but it will be open to the public. The county is not

going to require the dedication or bridge. We will design the road so the water will pass over. It will stay private but open to the public. They will have it in writing but it is not ready yet.

#### **Economics**

- **Will this project be owned/run under one of the many Hamann Non-Profit Companies?** (Conference Center/Campground) They are speaking to the Pine Valley Bible/Conference Center as a potential management of the project.
- Hamanns may donate instead of selling center. (questions about tax write-off for Hamanns and reduction of tax income to County for infrastructure)

#### **Water Supply**

- **They handed out a copy of the permit** – It is for a non-transient, non-community public water system. Attached is the definition. As per the EPA it states that it is a public water system that regularly serves 25 people during 6 months out of the year or more such as a school or work place.
- **Are they going for a water district or system?** Any change to the distribution of the water cannot be changed until it is approved and amended by the county of SD.

#### **Biology**

**All the animals that the Planning Board asked to be added to the document have been added. USFWS did not list Flat-Tailed Horned Lizard due to lack of money. "Warranted but Precluded"**

#### **Current Uses**

**The buildings and upgrades are all up to code and have all permits in hand.** The 44 apartments go with the conference center and do not have kitchens, only the conference center. They will not be rented to individuals because they do not have a kitchen. They will not be used to house rehab people.

H. **Boulevard/Jacumba/La Posta Fire Safe Council**-There will be a meeting on June 27<sup>th</sup> in Jacumba. The guest speaker is with Farmers Insurance. A new community calendar was handed out.

7. **Presentation From the Floor on Non-Agenda Items:**

8. **Adjournment: 10:00 PM**

**Minutes submitted by Audra Hall, Secretary:**

**Approved by Group: 7-7-11\_M/S: Approve with 2 minor corrections: 5-0-1 (Seat 1 vacant pending formal appointment: Noland abstained due to late arrival at June meeting)**

For more information, contact

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